



Plan Commission Minutes
November 16, 2020 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Ms. Christopherson, Proznik, Obaid and Dr. Wolfgram
Messrs. Larsen, Brenholt, Granlund, Seymour, and Gragert

Staff Present: Messrs. Allen, Petrie, and Wittwer

1. Call to Order
2. Roll Call – Chairperson Mr. Larsen chaired the meeting. Mr. Larsen and Mr. Seymour were present at the Council Chambers. Ms. Christopherson, Ms. Obaid, Dr. Wolfgram, Ms. Proznik, Mr. Granlund, Mr. Brenholt and Mr. Gragert were present virtually online.
3. The November 5th minutes were approved as distributed.
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion. None.
5. Rezoning (Z-1673-20 Amd) – R-3P to R-2P and amend R-3P, Timber Bluffs
Mr. Larsen noted that Mr. Allen will present agenda items 5-7 together with individual votes taken for the items.

Mr. Allen presented a request to recommend approval from R-3P to R-2P and to amend the R-3P and to adopt the general development plan for twin homes and multi-family apartments located on the southwest corner of Old Town Hall Road and Graff Road. The revised general development plan shows 276 housing units, compared to the previously approved 328 units. The twin homes are proposed to have a reduced front yard setback of 25 feet to assist in the avoidance of the slopes and trees to the west. He noted that the project includes a preliminary plat for review along with the final plat. The rezoning, final plat and developer's agreement will be considered by Council at their next meeting on November 23rd. A final site plan will be required at a later date for multi-family apartments.

Sean Bohan with Advanced Engineering Concepts noted the changes and the modifications from the revised general development plan. He noted changes to the preliminary plat and the final plat with the developer's agreement.

Joanne Herbenson, 5990 Graff Road noted concerns about the traffic and country roads with no centerline. She noted the density and too many residents within the area.

Pete Gartmann with Real Land Surveying spoke about the preliminary plat and the final plat working with the City staff about the easements and trails.

Mr. Seymour moved to recommend approval of the rezoning with the general development plan with staff conditions as noted. Seconded by Dr. Wolfgram and the motion carried.

6. Preliminary Plat (P-8-20) – Timber Bluffs
Mr. Seymour moved to approve the preliminary plat with staff conditions. Mr. Brenholt seconded and the motion carried.
7. Final Plat (P-8-20) – Timber Bluffs
Ms. Proznik moved to recommend approval of the final plat. Mr. Seymour seconded and the motion carried.

8. Site Plan (SP-2035) – Multi-tenant building

Mr. Petrie presented a request to approve a site plan for a multi-tenant building located in front of Shopko along West Clairemont Avenue. The proposed site plan shows a 10,000 square foot building with up to a 4-tenant building, with 2 tenants noted on the site plan, Chipotle with a drive-thru and Shopko Optical. The site plan shows the proposed parking and the proposed CSM shows the lot size. The proposed parking for the new shopping center has approximately 73 parking stalls and the required number of stalls is 55, to which the Plan Commission will find appropriate. The existing pole sign will be relocated to the east side of the site and will be reviewed by a sign permit.

Adam Stein with Logic Design and Architecture, Inc. noted the development team on the project have been working on this project for a year and was willing to relocate the existing ground sign to the east of the site. He noted that the developer will make the changes regarding the pedestrian links and add bicycle parking to the site plan.

Mr. Seymour moved to recommend approval of the site plan with the conditions noted in the staff report. Ms. Christopherson seconded and the motion carried.

9. Future Agenda Item. Mr. Allen noted the next Plan Commission meeting is November 30th and the next work session is December 14th.

10. Mr. Larsen adjourned the meeting at 8:15 p.m.



James Seymour, Secretary